

176.0

0004

0010.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

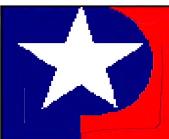
622,200 / 622,200

USE VALUE:

622,200 / 622,200

ASSESSED:

622,200 / 622,200


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
48		KILSYTHE RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: BISHOP BRUCE A	
Owner 2: TOM SARAH A	
Owner 3:	
Street 1: 48 KILSYTHE ROAD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

PREVIOUS OWNER	
Owner 1: BISHOP BRUCE A -	
Owner 2: TOM SARAH A -	
Street 1: 48 KILSYTHE ROAD	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Type:

NARRATIVE DESCRIPTION	
This parcel contains .092 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1927, having primarily Aluminum Exterior and 1462 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

BUILDING PERMITS	
Date	Number

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	4000.000	244,200		378,000	622,200		118232
Total Card	0.092	244,200		378,000	622,200	Entered Lot Size	GIS Ref
Total Parcel	0.092	244,200		378,000	622,200	Total Land:	GIS Ref
Source:	Market Adj Cost		Total Value per SQ unit /Card:	425.70	/Parcel: 425.70	Land Unit Type:	Insp Date

PREVIOUS ASSESSMENT								Parcel ID	176.0-0004-0010.0	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	244,200	0	4,000.	378,000	622,200		Year end	12/23/2021
2021	101	FV	237,200	0	4,000.	378,000	615,200		Year End Roll	12/10/2020
2020	101	FV	237,300	0	4,000.	378,000	615,300	615,300	Year End Roll	12/18/2019
2019	101	FV	198,900	0	4,000.	372,600	571,500	571,500	Year End Roll	1/3/2019
2018	101	FV	198,900	0	4,000.	286,200	485,100	485,100	Year End Roll	12/20/2017
2017	101	FV	198,900	0	4,000.	270,000	468,900	468,900	Year End Roll	1/3/2017
2016	101	FV	198,900	0	4,000.	248,400	447,300	447,300	Year End	1/4/2016
2015	101	FV	188,000	0	4,000.	232,200	420,200	420,200	Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes			
BISHOP BRUCE A	30443-179		7/21/1999	Family			1	No	No				
MERAKOS LAZAROS	24644-543		6/24/1994			208,750	No	No	Y				

BUILDING PERMITS								ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name	
9/20/2002	778	Redo Kit	18,600	O		G4	GR FY04		6/22/2018	Meas/Inspect	BS	Barbara S	
									11/25/2008	Meas/Inspect	163	PATRIOT	
									2/16/2000	Inspected	276	PATRIOT	
									1/13/2000	Mailer Sent			
									1/5/2000	Measured	276	PATRIOT	
									10/1/1991		PM	Peter M	

LAND SECTION (First 7 lines only)																											
Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4000		Sq. Ft.	Site		0	70.	1.35	6									378,000						378,000	

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 15 - Old Style				Full Bath: 1	Rating: Good																
Sty Ht: 2 - 2 Story				A Bath:	Rating:																
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																
Foundation: 2 - Conc. Block				A 3QBth:	Rating:																
Frame: 1 - Wood				1/2 Bath: 1	Rating: Fair																
Prime Wall: 3 - Aluminum				A HBth:	Rating:																
Sec Wall: 4 - Vinyl	20 %			OthrFix: 1	Rating: Fair																
Roof Struct: 1 - Gable				OTHER FEATURES				RESIDENTIAL GRID													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units 1											
Color: WHITE				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O												
View / Desir:				Frl:	Rating:			Other													
GENERAL INFORMATION				WSFlue:	Rating:			Upper													
Grade: C - Average				CONDOS INFORMATION				Lvl 2													
Year Blt: 1927	Eff Yr Blt:			Location:				Lvl 1													
Alt LUC:	Alt %:			Total Units:				Lower													
Jurisdct: G4	Fact: .			Floor:				Totals	RMS: 7	BRs: 3	Baths: 1	HB 1									
Const Mod:				% Own:																	
Lump Sum Adj:				Name:																	
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN									
Avg Ht/FL: STD				Phys Cond: AV - Average	31. %			Exterior:	No Unit	RMS	BRS	FL									
Prim Int Wal 2 - Plaster				Functional:		%		Interior:	1	7	3										
Sec Int Wall:	%			Economic:		%		Additions:													
Partition: T - Typical				Special:		%		Kitchen:	2002												
Prim Floors: 3 - Hardwood				Override:		%		Baths:													
Sec Floors:	%			Total:	31 %			Plumbing:													
Bsmt Flr: 12 - Concrete								Electric:													
Subfloor:								Heating:													
Bsmt Gar: 1								General:													
Electric: 3 - Typical																					
Insulation: 2 - Typical																					
Int vs Ext: S																					
Heat Fuel: 1 - Oil																					
Heat Type: 5 - Steam																					
# Heat Sys: 1																					
% Heated: 100	% AC:																				
Solar HW: NO	Central Vac: NO																				
% Com Wal	% Sprinkled																				
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:									
SPEC FEATURES/YARD ITEMS				PARCEL ID 176.0-0004-0010.0										IMAGE							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc			
More: N	Total Yard Items:																				
	Total Special Features:																				
	Total:																				